

Date: June 9, 2022

Subject: Proposed (10) Ten-Storey High-Rise at 785 Gordon Street - File No. OZS22-05

To: Guelph Council and Planning Staff,

An application has been submitted to City Hall proposing an amendment to the Official Plan and Zoning By-law to permit the rezoning of 785 Gordon Street (current location the 2 story, Day's Inn) to build a 10 storey student apartment building.

As a longtime resident of Guelph and resident living in close proximity to the 785 Gordon Street site I am concerned with this proposed amendment, and the inaccuracies contained within the Urban Design Brief prepared by GSP Group Inc. and the SRM Architects.

5.1.7 Microclimate analysis Sun and Shadow Study Analysis

'The shadow impact from the proposed building is analyzed based on the City's TOR as follows: 1. Residential amenity spaces Residential amenity spaces of nearby properties are not impacted by the proposed development during the months of April, June and September.'

5.1.7 From SRM Architects: 'In summary, the building form and orientation of the proposed development generally ensures that sun shading impacts on surrounding properties and streetscapes are minimal and largely contained within the Site boundaries in the Spring, Summer and Fall periods.'

From the City of Guelph Sun and Shadow Study:

Shadow Impact Criteria Adequate sunlight should be ensured on **1. Residential amenity spaces to maximize their utility during spring, summer and fall.**
Shadows from proposed developments should not last for more than one hour per day on areas such as yards, decks, and (rooftop) patios and pools on April 21, June 21, and September 21

The studies done by SRM Architects Inc are using a great deal of artistic license and in no way reflect the accurate portrayal of shadows being cast, specifically on the South side of their proposed development. **Most of their illustrations do not include the incremental shadows. Nor do they include illustrations on the even hours between 1.5 hours after sunrise to 1.5 hours before sunset as required by the City of Guelph.** Please come to Hickory Street in the late afternoon between April - September. SRM Architects have created a shadow study that falsely portrays the impact of the 10 story structure on nearby residents on the South side of their proposed site. I am asking council to request a secondary analysis from an independent company with no vested interest in the outcome of this development.

SRM has depicted many illustrations of the proposed 10 story high rise but there are zero illustrations of depicting the proximity and scale of the high-rise to the residences which surround it. This visual is an important one which would show nearby residents are clearly impacted.

What about sunsets? We can forget those. 10 stories will blot out our afternoon sun. Year round. It will tower 6 stories above the tallest, maturest trees in Guelph.

Trees are being recommended for removal except along the West side. This means all the mature trees on the South side which could provide some shade and softening of this huge structure are being removed. No new plantings can compensate for the loss of those trees. In fact, zero plantings are planned on the South side to provide a buffer from this towering structure. A retaining wall is planned, which provides very little privacy to homeowners from occupants on floors 2-10!

2.3 The surrounding neighbourhood to the east, south and west are large residential neighbourhoods low-rise residential buildings. Within the 800metre diagram, the majority of building is low density residential. There are currently no structures over 6 stories. The one which is, the Delta hotel, has zero low density residential within its immediate vicinity.

There is a prior proposal for a 12 + 10 (264 units) story development within 400 metres of this proposed development, to be located at 716 Gordon Street. This

much development within a small area will create population over saturation. Our schools cannot accommodate the increased attendance from one development, let alone 2.

Jean Little school for example, has a capacity of 450 students and already has 5 portables. In order to accommodate any increase in student population, more portables would have to be brought in. St. Michael's also reliant on portables.

If the argument is that these units are for university student use, I would ask - is the student population of the University not already being served with housing along the Gordon Street corridor development located South? Is the plan to have students gravitate to these two corners and intensify the student presence? Certainly that would be attractive to students, but would be too many students in a small geographical area.

I have work experience with students and housing. They are noisy, they are not tidy, they generate and leave garbage - it is every student accommodation provider's complaint. They do not have the level of maturity that their surrounding neighbours do when it comes to accommodation, respect for noise or the environment.

If the ground level is designated for commercial use, how would noise and congestion generated by delivery trucks be handled? What is the precise location deliveries would be received? Would a bylaw need to be instituted to restrict deliveries between 10pm and 7am? Residents can hear delivery trucks backing up at No Frills. These commercial businesses would become next door neighbours to some residents. Adding commercial delivery noise has not been addressed.

2.4 Immediate context: 'Immediately abutting the Site at the south is a three-and-a-half storey townhouse development "Gordon Terrace" (803 Gordon Street) with the shorter side of the development block fronting the Gordon Street.'

Here the architects again downplay the low density residential area also adjacent to the complex. Very convenient. Why is there no mention of the low density houses West of Gordon Terrace that the proposed complex would directly back onto???

5.1.2 2. 'The tower height will ensure its visibility and landmark potential, given its proximity to the gateway location of the Site at Gordon Street and Stone Road East, along with 716 Gordon Street.'

Guelph residents don't want, nor need a 'visible gateway.' This will tower over every building in the immediate area by 6 stories. Again, 6 stories above the tree-line of fully grown, mature trees. There is no way to hide from or disguise this structure. There will be no privacy for the residents situated South, Southwest. Residents who live in this sought after area, precisely because it was quiet, private, residential and low density. High rise occupants with South facing windows will be the spectators, watching over our kids when they play or swim, during bbq's or when we sunbathe. Is that something existing residents deserve or pay high taxes for?

Is there an authentic need for this development of this height or is it profit based for the builder and the rest of the community be damned? A maximum of four stories would be more in line with the vision of the Gordon Street corridor. Four stories would provide housing and commercial use, while respecting the many residents who purchased homes and pay taxes accordingly for low density homes and neighbourhoods.

Sincerely,

Sheila Trask